

**UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF PENNSYLVANIA**

In Re:)	
)	
SANDRA SUE CLARK,)	Bankruptcy No.: 16-21470-JAD
)	
Debtor.)	Chapter: 13
)	
SANDRA SUE CLARK,)	Related to
)	Document No.: 71
Movant.)	
)	Hearing Date: 04/03/2019
v.)	
)	Hearing Time: 10:00 AM
NO RESPONDENT.)	
)	Response Deadline: 03/25/2019
RONDA J. WINNECOUR, Trustee.)	

ORDER APPROVING RETENTION OF REALTOR/BROKER

AND NOW, this 28th day of March, 2019,
upon consideration of the MOTION FOR APPROVAL TO EMPLOY REALTOR, it is
ORDERED, ADJUDGED and DECREED as follows:

1. The above referenced Application is hereby approved as of the date the
Application was filed.

2. Michelle Miller, of Howard Hanna Real Estate, 451 Hyde Park Road,
Leechburg, Pennsylvania 15656 is hereby appointed as Realtor for the Debtor in this
bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to
the Motion for the purpose of acting as the Debtor's agent in connection with the sale of real
estate located at 136 Elsie Lane, Kittanning, Pennsylvania 16201. A realtor commission in
the amount of 6% plus \$345.00, on the sale price, is tentatively approved, subject to final
court order.

3. Professional persons or entities performing services in the above case are
advised that approval of fees for professional services will be based on other factors as well

including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

5. Applicant shall serve the within Order on all interested parties and file a certificate of service.



Judge Jeffery A. Deller
United States Bankruptcy Court

FILED
3/28/19 11:26 am
CLERK
U.S. BANKRUPTCY
COURT - WDP

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Sandra Sue Clark
Debtor

Case No. 16-21470-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2

User: aala
Form ID: pdf900

Page 1 of 1
Total Noticed: 2

Date Rcvd: Mar 28, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 30, 2019.

db +Sandra Sue Clark, 2250 Moody Ridge Road, Vincent, OH 45784-5185
r +Michelle Miller, Howard Hanna Real Estate, 451 Hyde Park Blvd., Leechburg, PA 15656-9417

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 30, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 28, 2019 at the address(es) listed below:

Dai Rosenblum on behalf of Plaintiff Sandra Sue Clark Jody@dairosenblumbankruptcy.com,
pjbz@zoominternet.net;Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com
Dai Rosenblum on behalf of Debtor Sandra Sue Clark Jody@dairosenblumbankruptcy.com,
pjbz@zoominternet.net;Dai@dairosenblumbankruptcy.com;Michael@dairosenblumbankruptcy.com
James Warmbrodt on behalf of Creditor PNC Mortgage, A Division of PNC Bank, National
Association bkgroup@kmlawgroup.com
Joshua I. Goldman on behalf of Creditor PNC Mortgage, A Division of PNC Bank, National
Association bkgroup@kmlawgroup.com
Matthew R. Schimizzi on behalf of Attorney Kristina Dulashaw mrs@schimizzilaw.com,
Gl6143@notify.cincompass.com;lms@schimizzilaw.com;rws@schimizzilaw.com;kmgs@schimizzilaw.com
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov
Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 7